



Vision Homes of Southwest Florida, Inc.

8110 Blaikie Court · Suite C · Sarasota, Florida 34240 · CBC1250270
PH 941-377-7773 ♦ Toll Free 866-944-4663 ♦ FX 941-377-7786
www.visionhomesflorida.com

CUSTOM HOME AT 1819 DATURA STREET OFFERED AT \$1,495,000.00

INCLUDED FEATURES AND OPTIONS:

I] STRUCTURAL ELEMENTS

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|---|----------|
| 1. Concrete Block Construction on 1 st floor | Included |
| 2. Concrete Block Construction on 2 nd floor. | Included |
| 3. Eagle Concrete Barrel Style Tile Roof. | Included |
| 4. Faux stone Details at front elevation per plans | Included |
| 5. Decorative shutters on exterior per plans | Included |
| 6. Low – E Insulated Windows w/ Impact Glass | Included |
| 7. 2 Panel Cremona solid core doors throughout w/ 3-1/4” howe casing. | Included |
| 8. 7” baseboard throughout 1 st floor | Included |
| 9. 5-1/2” baseboard throughout 2 nd floor | Included |
| 10. Travertine window sills throughout | Included |
| 11. All interior Doors fitted w/ Schlage “Accent” Levers | Included |

II] FOYER LIVING ROOM and DINING ROOM ELEMENTS

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| 1. Impressive 21’ ceiling w/ Open Balcony at Foyer . | Included |
| 2. 7” Crown Moldings at Foyer perimeter. | Included |
| 3. French Doors to Private Garden off Dining Room | Included |
| 4. Grand staircase to have wood treads w/ white risers | Included |
| 5. Upgrade to oak handrail with forged metal decorative spindles | Included |
| 6. 8” dropped ceiling detail in Great Rm. w/ 5” crown wrap | Included |
| 7. 8” dropped perimeter at Dining room w/ 5” crown wrap inside | Included |
| 8. Recessed Niche in Dining Room for Custom Furniture Piece | Included |

III] OWNERS SUITE and BATH

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| 1. 8” dropped perimeter w/ 5” crown wrap inside | Included |
| 2. Step out Sitting Area w/ 5” crown wrap | Included |
| 3. Custom Niche and wall details per plans (See Details) | Included |
| 4. Custom Built in cabinets and shelving for His/Her closets | By Owner |
| 5. Large Owners Bath w/ Level 3 cabinets and Level 2 granite (2cm) | Included |
| 6. Large Owners Spa w/ Matching Granite Deck and private garden overlook | Included |
| 7. Owners walk-in shower w/ double heads and fixed glass enclosure | Included |
| 8. Decorator selected finishes for floors and walls in porcelain | Included |

Building Homes With Tomorrow's Vision... Today!

IV] CHEFS KITCHEN, NOOK and FAMILY AREA

1. Enormous Kitchen w/ Level 3 Cabinetry and Level 2 granite tops (3cm)	Included
2. Viking commercial grade appliance package w/ stainless steel finish	Included
3. Custom tiled backsplash w/ tumbled Marble inserts in Kitchen	Included
4. Wine refrigerator in Center Island of Kitchen	Included
5. Full recessed lighting package per plans including under cabinet lights	Included
6. French Doors from Family Dining to Lanai Area	Included
7. Add built in at Great Room detail w/ wood shelves and cabinets	\$ 5,495.00
8. Pantry to have wood shelving ILO vinyl coated wire	Included
9. Prep Sink at Center Island and Pot filler at Cook top	Included

V] OUTDOOR LIVING and ENJOYMENT

1. Custom pool w/ gas heated spa and paver deck	Included
2. Child safety alarm and enclosed pool area for safety	Included
3. Large Lanai area under roof w/ paver deck	Included
4. Custom outdoor kitchen and gas grill w/ 2 cm granite top	Included
5. Direct access pool bath w/ Level 2 cabinets	Included
6. Pool Bath has 2cm Level 2 granite tops w/ under-mount sink	Included

VI] GUEST SUITES, LIBRARY and BONUS ROOM

1. Suites 2, 3 and 4 have direct access private baths	Included
2. Level 3 Regency Grande Carpet by Mohawk in Suites 2, 3 and 4	Included
3. Level 2 Ceramic Tile in Bath 2 , Bath 3 and Bath 4	Included
4. Level 2 cabinetry w/ level 2 granite tops in bath 2, 3 and 4 (2 cm)	Included
5. Wall tile to match floor tile in Baths 2, 3 and 4	Included
6. Level 3 Regency Grande Carpet by Mohawk in Bonus Room and Bridge	Included
7. 5" Plank Level 3 Wood floor in Library	Included
8. Custom Book Cases In Library and Bedroom #4 (Per Detail)	Included
9. Custom Cabinet Built-In for Bonus Room w/ fridge and S/S sink	Included

VII] GENERAL FEATURES AND MISC. ITEMS

1. Main Laundry to have Level 1 cabinetry w/ bisque Corian top	Included
2. Large workshop area w/ 2 dedicated outlets in main Garage	Included
3. Master "Brain" at stairwell closet for home automation	Included
4. Home pre-wired for multi-media enjoyment custom to each room	Included
5. Pre-wire for 7 channel surround sound package at Great. Rm. & Bonus Rm.	Included
6. 2 nd Floor Laundry Area for stackable unit	Included
7. All site prep, impact fees and connections to city supplies	Included
8. Landscape, sod and Irrigation allowance for home site (\$18,000.00 Value)	Included
9. Brick Paver drive and walks w/ Custom Wall and fence Area	Included
10. Two Lennox 13 SEER A/C systems w/ heat pumps and Icynene Insulation	Included
11. Gas lines to indoor cook top, outdoor grill, future generator and pool heater	Included
12. All block Walls to be insulated by "Corefill" expanding foam insulation	Included

**THIS HOME IS BEING BUILT "FLORIDA FRIENDLY" MEETING
REQUIREMENTS FOR ENERGY EFFICIENCY AND HURRICANE SAFETY!!
FOR MORE INFORMATION, CONTACT: MICHAEL PADGETT@377-7773 x 105**